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TOWN CLERK'S OFFICE
ASHBURNHAM, MA 01430



NOTICE OF DECISION
Number: 15-01

Date of Application: January 15, 2015

Subject of Appeal: The application of Lawrence D. Spering for a Variance from Section 4.2 of the Ashburnham Zoning By-Laws. The request is to construct a garage and addition located at 44 Bluefield Road, Map 46 and Parcel 32 in the R-B Zoning District.

Date of Hearing: March 4, 2015.

Date of Decision: March 4, 2015.

Finding: A finding was made that a special permit may be sought under Sec. 1.42

Decision: Unanimous to grant special permit with conditions.

Conditions:

1. Front lower left corner of proposed garage to be no closer to lot line than 4 feet.
2. Other setbacks for proposed addition or alterations per plans submitted.
3. Roof line of proposed addition not to exceed 35 feet.
4. Gutter to be installed on left side of garage with down spout and discharge at rear of garage.
5. No entrance door on left side of garage.
6. Garage door on each end of garage

Basis for Decision: The Board finds that the granting of a special permit is not detrimental to the neighborhood and does not derogate from the intent of the By-Law.

Vote of Board: Unanimous to grant special permit with conditions.

Board Members Present and Voting:

Dave Perry, Chairman
Mark Carlisle, Acting Clerk
Cheryl Anderson
Rich Archer
Terry Girouard

Notice: Any decision of the Zoning Board of Appeals may be appealed to Court, in accordance with Massachusetts General Laws Chapter 40A, Section 17, by the applicant, Town Boards or officers or any person aggrieved by said decision.

Pursuant to G. L. c. 40A, s. 11, this special permit shall not take effect until a copy of the decision bearing the certification of the city or town clerk that 20 days have elapsed after the decision has been filed in the office of the town clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. The fee for recording or registering shall be paid by the owner or applicant.

CERTIFICATION

I hereby certify that the foregoing Notice of Decision was filed in the Office of the Ashburnham Town Clerk, that twenty (20) days have elapsed since the date of said filing, and that:

_____ No notice of appeal from said Decision has been received relating thereto; (or)

_____ A Notice of appeal from said decision was received within said twenty day period.

Dated:

Ashburnham Town Clerk